

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS

April 11, 2017

Present: Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, Commissioner Brady Quinn, Commissioner John Ellis, City Planner Greg Schindler, Engineer Jared Francis, Staff Attorney Steven Schaefermeyer, City Recorder Anna West

Others: See Attachment A

6:30 P.M.  
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone and noted that all Commissioners are present.

Chairman Woolley asked to get a motion to approve the agenda with the addition of a discussion at the end of the meeting to review discussion points of the Redwood Road Corridor Plan.

B. Motion to Approve Agenda

**Commissioner Morrissey motioned to approve the April 11, 2017 Planning Commission Agenda and adding an agenda item that we continue the discussion of the Redwood Road Corridor Plan in anticipation of our joint session with our City Council next week. Commissioner Holbrook seconded the motion. Vote was unanimous in favor.**

Commissioner Holbrook noted a couple of changes to the March 28, 2017 Planning meeting minutes.

C. Approval of the Minutes from the Meeting held on March 28, 2017

**Commissioner Morrissey motioned to approve the March 28, 2017 Planning Commission Meeting Minutes and amended. Commissioner Ellis seconded the motion. Vote was unanimous in favor.**

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Woolley opened for Citizen Comment. No speakers. He closed the Citizen Comment.

**IV. SUMMARY ACTION**

None

**V. ACTION**

None

**VI. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS**

**\*\*Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)**

**A.1     Issue:            JOLLEY PARK PRELIMINARY SUBDIVISION**  
**Address:        11054 South Lucas Lane**  
**File No:         PLPP201600887**  
**Applicant:      Benson Whitney**

City Planner Greg Schindler reviewed the information on this item from the packet staff report. The applicant is proposing to subdivide 4.88 acres into an 11-lot, single-family residential subdivision known as “Jolley Park.” The R-2.5 density allows up to 12 lots, however, the Applicant and the City are working together to incorporate a portion of the northwest corner of the property as part of the future River Heights Park and retention basin. By doing this, there would be no need for a private homeowner’s association and there is an increased potential for a more functional park design.

The proposed subdivision is also amending Lot 9 and a portion of Vista Pradera Way within the Cottages at the North District Phase 5 Subdivision. This amendment will take as much as nine feet from the south side of the current retention basin, and add it to the north side of the existing Vista Pradera right-of-way in order to better transition the grade and curvature of the street alignment and proposed lot configuration. Based on the findings and conclusions, Staff has determined that the proposal meets the City’s ordinances and requirements of the City code.

Chairman Woolley opened the Public Hearing. No speakers. He closed the Public Hearing.

The applicant was present but had nothing to add at this time.

**A.2     Potential Action Item – (See VI.A.1)**

**Commissioner Ellis made a motion to approve the Jolley Park Preliminary Subdivision Plat as proposed. Commissioner Holbrook seconded the motion. Roll Call Vote was 4-1 in favor. Commissioner Morrissey voting no.**

**B.1     Issue:            JORDAN HEIGHTS OFFICE BUILDING #2 SITE PLAN**  
**Address:        4040 West Daybreak Parkway**  
**File No:         PLSPR201700201**  
**Applicant:      Steve Broadbent**

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. Applicant has filed an application for approval to construct an office building on lot 2 of the Jordan Heights Phase 1A Subdivision. A rezone and land use amendment was approved by City Council on October 20, 2015 by way of a development agreement. The development will be accessed off Daybreak Parkway and 4000 West, as approved on the plan for the office building on lot 1. The photometric plan shows that the site lighting will be contained on the property and not cause light pollution. The applicant met with the Architectural Review Committee on March 29, 2017. The proposed 2-story building will have an exterior comprising a combination of brick, metal, glass, and fiber cement panels. ARC found the proposed building design and materials to meet the architectural requirements of the zone and forwarded a positive recommendation to the Planning Commission. Based on the findings and conclusions, Staff recommends approval.

Commissioner Jolley said I was not present at the Architectural Review meeting for this item. He said I think it fits the architecture of the Daybreak Area.

Commissioner Holbrook asked if the applicant proposed a different roofline. City Planner Schindler said no.

Commissioner Ellis said he thought it fits in well with the neighborhood.

Chairman Woolley opened the Public Hearing.

**Dave Barker**, South Jordan, we live behind the building that is being constructed and this one as well. I wanted to know if this should go through if there is a start date for construction on this building.

He closed the Public Hearing.

**Chaz Johnson, Business Partner with Steve Broadbent** – I was part of the initial development in Phase I. Just speaking to the architecture, we have done a few buildings like this with these rooflines and it works really well with this type of medical use that we are using. It has a more modern and clinical feel. We are doing a little more fiber cement board on this building. We need to move this forward as soon as possible. If we get approval tonight, we can get final drawings in the next six weeks and would be under construction within three months; should be finished by early next year.

## **B.2 Potential Action Item – (See VI.B.1)**

**Commissioner Holbrook** motioned to approve File No. PLSR201700201 for the construction of an office building located at 4040 W. Daybreak Parkway as presented to the Planning Commission. **Commissioner Jolley** seconded the motion. Roll Call Vote was 5-0 in favor.

## **VII. PUBLIC HEARINGS AND POTENTIAL \*\*LEGISLATIVE ACTION ITEMS**

**\*\*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

None

## **VIII. OTHER BUSINESS**

### **Discussion of the Redwood Road Corridor Plan:**

- Ease of Parking
- What to do about bike & bus lanes

- Minimal landscaping
- No trees in middle
- Impact on Traffic Flow
- What will the cost be to taxpayers & will it require a bond
- Long Term Parking
- Need Balance between what looks good and what works efficiently
- Have three main north south streets going through city – where does our money go
- Biggest fight will be against having 7 lanes
- Have local lanes on the outside to go east / west
- No access to businesses off of Redwood Road
- What is “High Density” – Town Homes work on Redwood Road or just behind as a buffer
- Too much housing on Redwood Road takes away from other uses we can’t capture again

#### **ADJOURNMENT**

**Commissioner Holbrook motioned to adjourn. Commissioner Morrissey seconded the motion. Motion was unanimous.**

**The April 11, 2017 Planning Commission meeting adjourned at 8:00 p.m.**

Meeting minutes prepared by City Recorder Anna West.

**This is a true and correct copy of the April 11, 2017 Planning Commission minutes, which were approved on April 25, 2017.**

*Anna M. West*

**South Jordan City Recorder**



APRIL 11, 2017

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

PAUL/LINNAE JOLLEY

11080 LUCAS LANE

Benson Whitney

6033 N. Robinson Lane Apt 60

Wes Jolley

11054 Lucas Ln

Chris Johnson

9544 S. Willow Trail Way Ste 101